

Log # 273  
Date Due 4-12

----- Forwarded message -----

From: **jessica martin** <[opra+request-4804-1f0808de@requests.opramachine.com](mailto:opra+request-4804-1f0808de@requests.opramachine.com)>  
Date: Fri, Apr 5, 2019 at 9:28 AM  
Subject: OPRA request - 73 Manchester Ave, 304 Windjammer Ct  
To: OPRA requests at Lacey Township <[laceyclerk@laceytownship.org](mailto:laceyclerk@laceytownship.org)>

Dear Lacey Township,

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- Survey showing underground oil tank location (if applicable)
- Information regarding the presence of a septic system (permits, drawings, survey, etc)
- Property Record Card

For the following properties:

73 MANCHESTER AVE FORKED RIVER NJ 08731  
304 WINDJAMMER CT FORKED RIVER NJ 08731

Yours faithfully,

jessica martin

Bldg  
✓ Zoning  
✓ Assessor

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I emailed this.

LM  
4-11-19

10 pages

## Lisa Monbleau

---

**From:** Veronica Laureigh <laceyclerk@laceytownship.org>  
**Sent:** Friday, April 05, 2019 9:36 AM  
**To:** Lisa Monbleau  
**Subject:** Fwd: OPRA request - 73 Manchester Ave, 304 Windjammer Ct

Thank you

Veronica Laureigh  
Municipal Clerk/Administrator  
Township of Lacey  
818 Lacey Road  
Forked River, NJ 08731  
609-693-1100, ext. 2200  
Fax: 609-693-0526  
[laceyclerk@laceytownship.org](mailto:laceyclerk@laceytownship.org)  
[www.laceytownship.org](http://www.laceytownship.org)

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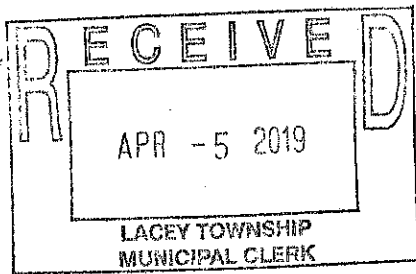
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Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

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1479/1  
400 n

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Bldg  
Zoning  
Assessor

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BLK: 450

LOT: 17

CARD 01 OF 01

304 WINDJAMMER COURT

LACEY TWP

US BANK TRUST NA

13801 WIRELESS WAY

OKLAHOMA CITY OK 73134

Class: 2

Zone: R-75

Map: 26

VCS: SRB2

--Curr. Values--

Land: 107,500

Impr: 141,600

Net: 249,100

--Sales History--

11/05/2018 157,000

01/27/2005 266,000

09/27/2002 1

NOSHI, MOURAD S & ANTHONA

QUIST, WILLIAM R

| BUILDING DESCRIPTION              | FLOOR AREAS           | LAND DESC. | UNITS | APPRAISED VALUES (COST APPROCH)             |
|-----------------------------------|-----------------------|------------|-------|---------------------------------------------|
| Building Class 16                 | 1st Story 1,890       | SITEVALUE  | 1     | Main Bldg Replacement Cost 141,600          |
| ONE FAMILY 1SF-R-1AG 1890         | Upper Stories 0       | ACREAGE    | .22   | CCF:1.25,NetCond: 800,MktAdj:1.00 * 1.00000 |
| 1 STORY / RANCH                   | Half Stories 0        | EXCESS     | .11   | Main Bldg Appraised Value = 141,600         |
| Built: 1973 Eff Yr: 1970          | Attic Area 0          |            |       | Total Detached Item Value + 0               |
| Endatn: BLK/CONCRT                | Basement Area 0       |            |       | Total Improve Value (rounded) = 141,600     |
| Roof: GABLE / ASPH SHNGL          | Sq. Foot Living 1,890 |            |       | Total Land Value + 107,500                  |
| ExtFin: ASBESTOS                  |                       |            |       | TOTAL NET VALUE: 249,100                    |
| Heat: GAS 1890                    | ATT. GAR. 240         |            |       |                                             |
| Air: ALL SEPARATE 1890            | WOOD DECK 678         |            |       |                                             |
| IntFin: DRYWALL                   |                       |            |       |                                             |
| FlrFin: MIXED                     |                       |            |       |                                             |
| Plumb: 3FIX BATH 1                |                       |            |       |                                             |
| 2FIX BATH 1                       |                       |            |       |                                             |
| OTHER ITEMS                       |                       |            |       |                                             |
| 1STY FP 1                         |                       |            |       |                                             |
| OLD BATH 1                        |                       |            |       |                                             |
| * BEDROOMS 3                      |                       |            |       |                                             |
| * BATHROOMS 1.5                   |                       |            |       |                                             |
| * TOTAL ROOMS 7                   |                       |            |       |                                             |
| CONDITION                         |                       |            |       |                                             |
| INT.: AVERAGE                     |                       |            |       |                                             |
| EXT.: AVERAGE                     |                       |            |       |                                             |
| LAYOUT: AVERAGE                   |                       |            |       |                                             |
| INFOBY: OWNER                     |                       |            |       |                                             |
| * For Informational Purposes Only |                       |            |       |                                             |

1844sf

A: 1S-CR

240sf

B: ATG

46sf

C: 1SOV

678sf

D: WD

26

23

23

12

20

8

9

16

BLK: 1679

LOT: 1

CARD 01 OF 01

73 MANCHESTER AVENUE

LACEY TWP

U S BANK TRUST N A

13801 WIRELESS WAY

OKLAHOMA CITY OK 73134

Class: 2

Zone: R010

Map: 78

VCS: RUR1

--Curr. Values--

Land: 89,600

Impr: 193,600

Net: 283,200

--Sales History--

07/24/2017 100

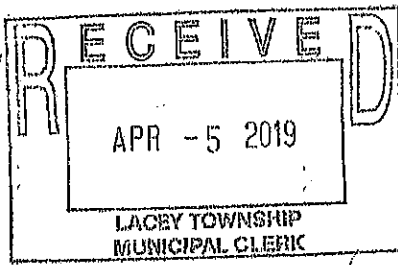
05/11/2004 295,000

02/06/1985 88,500

OSTROWSKI, LANA

KOUKOS, GEORGE K & ANN

| BUILDING DESCRIPTION              | FLOOR AREAS           | LAND DESC.      | UNITS | APPRAISED VALUES (COST APPROCH)             |
|-----------------------------------|-----------------------|-----------------|-------|---------------------------------------------|
| Building Class 16                 | 1st Story 1,840       | SITE VALUE      | 1     | Main Bldg Replacement Cost 184,177          |
| MULTIFAM 2 2SF-S 2500             | Upper Stories 660     | ACREAGE         | .22   | CCF:1.25,NetCond: 830,MktAdj:1.00 * 1.03750 |
| 2 STORY / SPLT LEVEL              | Half Stories 0        | EXCESS          | .35   | Main Bldg Appraised Value = 191,084         |
| Built: 1985 Eff Yr: 1975          | Attic Area 0          |                 |       | Total Detached Item Value + 2,516           |
| Fndatn: BLK/CONCRT                | Basement Area 480     |                 |       | Total Improve Value (rounded) = 193,600     |
| CONCRETE SLAB 692                 | (Fin. Bsmnt) 432      |                 |       | Total Land Value + 89,600                   |
| Roof: GABLE / ASPH SHNGL          | Sq. Foot Living 2,500 |                 |       | TOTAL NET VALUE: 283,200                    |
| ExtFin: ALUM/VINYL                | ATTACHED ITEMS        |                 |       |                                             |
| Heat: GAS                         | OPEN PORCH 88         | A: 2SOV-OP 88sf |       |                                             |
| FORCED AIR 1250                   | CONC PATIO 144        | B: 2S-S 572sf   |       |                                             |
| HOTWTR BB 1250                    | WOOD DECK 240         | C: CP 144sf     |       |                                             |
| Air: NONE 2500                    | DETACHED ITEMS        | D: 1S-S 120sf   |       |                                             |
| IntFin: DRYWALL                   | CONCRETE PATIO 144    | E: 1S-CR 668sf  |       |                                             |
| FlrFin: MIXED                     | BRICK PATIO 64        | F: WD 240sf     |       |                                             |
| Plumb: 3FIX BATH 2                |                       | G: 1S-B 480sf   |       |                                             |
| 2FIX BATH 1                       |                       |                 |       |                                             |
| OTHER ITEMS                       |                       |                 |       |                                             |
| UPDTE KITCHEN1                    |                       |                 |       |                                             |
| UPDATED BATH 3                    |                       |                 |       |                                             |
| * BEDROOMS 4                      |                       |                 |       |                                             |
| * BATHROOMS 2.5                   |                       |                 |       |                                             |
| * TOTAL ROOMS 8                   |                       |                 |       |                                             |
| CONDITION                         |                       |                 |       |                                             |
| INT.: AVERAGE                     |                       |                 |       |                                             |
| EXT.: AVERAGE                     |                       |                 |       |                                             |
| LAYOUT: AVERAGE                   |                       |                 |       |                                             |
| INFOBY: REFUSED                   |                       |                 |       |                                             |
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~~73 MANCHESTER AVE FORKED RIVER NJ 08731~~  
304 WINDJAMMER CT FORKED RIVER NJ 08731

Block 450 D 17  
Yours faithfully,

jessica martin

NO EVIDENCE OF  
OIL AS FUEL  
SOURCE (ASSESSOR)  
NO OPEN PERMITS  
4/11/19 JC

Bldg  
Zoning  
Assessor

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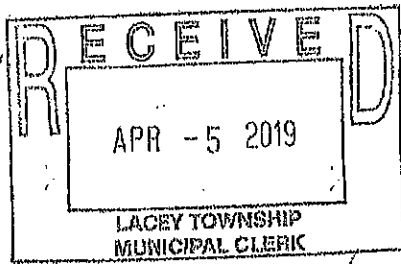
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Bk 450 D 17

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Built 1973  
- NO SURVEY  
- NO EVIDENCE OF  
OIL AS FUEL SOURCE  
(ASSESSORS RECORDS)  
DONE 4/11/19 JC

Bldg  
Zoning  
Assessor

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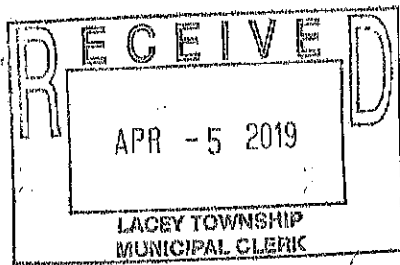
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304 WINDJAMMER CT FORKED RIVER NJ 08731

Block 1679 01  
Yours faithfully,

jessica martin

APPLICATION  
Permit Ready  
Bldg  
Zoning  
Assessor  
to pick up  
and pay for  
167. Due  
FURNACE 4/11/19  
4/11/19 JS

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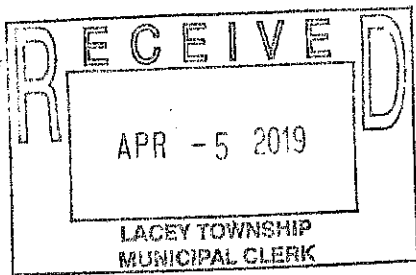
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Bldg  
Zoning  
✓ Assessor

NONE

4/11/19 J.C.

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